

**City Planning Commission
Public Hearing Agenda**

November 16, 2009

City Hall Council Chambers
30 Church Street - Room 302A
6:30 PM

Informational/Public Hearing

Case 1

File Number: E-021-09-10

Case Type: Special Permit

Applicant: Rev. Glenn Alexander, Urban Affairs, Inc.

Address: 690 Portland Avenue & 76 Fernwood Avenue

Zoning District: M-1 Industrial and R-1 Low Density Residential

Quadrant: Northeast

Section of Code: 120-83A; 120-192B

Purpose: To establish a private community center and other support uses as identified in Section 120-83A, subject to marketability analysis and to legalize an ancillary parking lot at 76 Fernwood Avenue to support these uses; actions requiring Planning Commission approval.

HELD UNTIL NOVEMBER 16TH MEETING.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 2

File Number: M-03-09-10 and OMA-05-09-10

Case Type: Zoning Map Amendment and Official Map Amendment

Applicant: City Planning Commission

Address: 583-585 and 593 Hudson Avenue

Zoning District: C-1 Neighborhood Center and R-1 Low Density Residential Districts

Quadrant: Northeast

Section of Code: 120-190, Chapter 76

Purpose: To amend the Zoning Map by rezoning a portion of the property at 583-585 Hudson Avenue from R-1 Low Density Residential District to C-1 Neighborhood Center District and to amend the Official Map by dedicating a portion of 593 Hudson Avenue as public right-of-way; an action requiring Planning Commission recommendation to City Council.

SEQR: Unlisted

Lead Agency: Mayor

Case 3

File Number: E-028-09-10

Case Type: Special Permit

Applicant: David Hawkes, City of Rochester

Address: 338-689 Thurston Road and 575-585 Brooks Avenue

Zoning District: R-1 Low Density Residential and C-1 Neighborhood Center Districts

Quadrant: Southwest

Section of Code: 120-177K

Purpose: To establish an Alternative Sign Program for the businesses along Thurston Road between Ravenwood Avenue and Brooks Avenue; actions requiring Planning Commission approval.

SEQR: Type II

Case 4

File Number: M-04-09-10

Case Type: Zoning Map Amendment

Applicant: Christian M. Nadler, Esq. on behalf of Inglesia Restauracion En Cristo

Address: 85 Palm Street

Zoning District: M-1 Industrial District

Quadrant: Northwest

Section of Code: 120-190

Purpose: To amend the Zoning Map by rezoning a portion of the property at 85 Palm Street from M-1 Industrial to R-1 Low Density Residential; an action requiring Planning Commission recommendation to City Council.

SEQR: Unlisted

Lead Agency: Mayor

Case 5

File Number: E-029-09-10

Case Type: Special Permit

Applicant: Kerri Vaughn

Address: 389 Gregory Street

Zoning District: C-2 Community Center

Quadrant: Southeast

Section of Code: 120-43K; 120-137

Purpose: To establish live entertainment from 3:00 p.m. to Midnight, some days from Noon until Midnight at the "Tango Café"; an action requiring Planning Commission approval.

SEQR: Unlisted

Case 6

File Number: E-030-09-10

Case Type: Special Permit

Applicant: Bonnie Haley

Address: 1180-1182 Dewey Avenue

Zoning District: C-1 Neighborhood Center District

Quadrant: Northwest

Section of Code: 120-35I

Purpose: To establish a sit-down restaurant in conjunction with the existing take-out use at "Dark Horse Coffee"; an action requiring Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 7

File Number: E-031-09-10

Case Type: Special Permit

Applicant: Richard Peritore

Address: 421 and 423-425 River Street

Zoning District: Harbortown Village

Quadrant: Northwest

Section of Code: 120-77B(6); 120-77B(11); 120-137

Purpose: To establish live entertainment for a private boaters club in conjunction with a change of use from a bar/restaurant/banquet facility with live entertainment to a Private Club (no change in owner/operation) at 423-425 River Street; to establish live entertainment in an existing bar at 421 River Street; and to establish outdoor seating and entertainment area at rear of buildings; actions requiring Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 8

File Number: E-032-09-10

Case Type: Special Permit

Applicant: Andrew Gallina

Address: 525 Beach Avenue

Zoning District: R-1 Low Density Residential District

Quadrant: Northwest

Section of Code: 120-9A; 120-131

Purpose: To construct a 3-car, 1-story ancillary garage and asphalt parking area to serve the single family dwelling at 534 Beach Avenue; an action requiring Planning Commission approval.

SEQR: Unlisted

Case 9

File Number: E-033-09-10

Case Type: Special Permit

Applicant: Pete Guerrieri

Address: 1604 Lyell Avenue

Zoning District: C-2 Community Center District

Quadrant: Northwest

Section of Code: 120-43K; 120-137

Purpose: To re-establish live entertainment for "West Side Sports Bar & Grill" Wednesday-Saturday until 2:00 a.m. and outdoor seating daily until 2:00 a.m., due to a period of vacancy; an action requiring Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 10

File Number: E-034-09-10

Case Type: Special Permit

Applicant: Ronald Stebbins

Address: 250 Monroe Avenue

Zoning District: C-2 Community Center District

Quadrant: Southeast

Section of Code: 120-43K; 120-137

Purpose: To re-establish live entertainment for "Woody's on Monroe" on Fridays and Saturdays until 2:00 a.m. and outdoor seating daily until 1:00 a.m., due to a period of vacancy; an action requiring Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 11

File Number: E-035-09-10

Case Type: Special Permit

Applicant: Scott Garceau, Catholic Family Center

Address: 1020 Maple Street

Zoning District: C-3 Regional Destination Center

Quadrant: Northwest

Section of Code: 120-51D; 120-140

Purpose: To establish a 24-hour supervised, 30-bed, homeless residential facility for Catholic Family Center in conjunction with the establishment of their Restart Substance Abuse Outpatient Services at the same location; an action requiring Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 12

File Number: E-036-09-10

Case Type: Special Permit

Applicant: Edward Mineck

Address: 1344 University Avenue

Zoning District: M-1 Industrial District

Quadrant: Southeast

Section of Code: 120-83H

Purpose: To establish a 20,000 square foot indoor bike and skate board park for "Rochester Action Sports Park"; an action requiring Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission